

ORDINANCE NO. AC4-6

With Conditions

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN R-1
RESIDENTIAL DISTRICT FOR A DAYCARE/LEARNING CENTER TO BE
LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN THE
TOWN OF BRIDGEVILLE, DELAWARE**

WHEREAS, on the 10th of May, 2004, Charles Royal filed a Conditional Use Application designated as No. 040602 to request permission to operate a daycare/learning center on a certain piece of property more fully described below; and

WHEREAS, on the 24th of June, 2004, the Commissioners of Bridgeville held, after notice, a public hearing and considered the presentation of the applicants and members of the public;

**NOW, THEREFORE, THE COMMISSIONERS OF BRIDGEVILLE
HEREBY ORDAIN:**

Section 1. Pursuant to Article XIV of the Zoning Ordinance of the Town of Bridgeville, a Conditional Use for a Daycare/Learning Center is granted to the property known as 219 First Street and described in a deed dated April 12, 2000 from Charles C. Royal to Charles C. Royal and Gerry D. Royal of record in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 2477, Page 38 and further described as follows:

All that certain lot, piece or parcel of land with improvements thereon situate, lying and being in the Town of Bridgeville, Sussex County, Delaware fronting 60 feet on the public road leading from Bridgeville to Greenwood and running back 243 feet and better, further known as Lot No. 4 of Frederick L. Willey lands.

Section 2. This Ordinance is subject to the following conditions:

1. The hours of operation shall be between 6:30 a.m. to 5:30 p.m., Monday through Friday;
2. No more than fourteen (14) children shall be on the premises at one time.
3. There will be no more than three (3) employees, all of whom must be properly licensed and supervised according to all applicable ordinances, statutes, rules, and regulations.
4. Three (3) off-street parking spaces must be provided for employees within 150 feet of the property. These spaces may be located on the property itself or pursuant to arrangements with neighboring property owners.
5. The premises must be maintained in a clean and orderly fashion.
6. No children shall play outside of the fenced-in yard.

7. One sign is permitted. The sign may be up to six (6) square feet in size and may not be lighted.

8. The applicant and her employees shall secure all other licenses and permits required for the use of the premises as a day care/learning center from state, federal or county agencies with jurisdiction over the use of the property and shall otherwise comply with all applicable rules, regulations, statutes or ordinances relating to the use of the property and the zoning requirements of that district. The applicant shall provide to the Town copies of all licenses and permits issued by agencies or governmental entities.

Section 3. This ordinance shall take effect immediately upon its adoption by a majority vote of all the members elected to the Commissioners of Bridgeville.

COMMISSIONERS OF BRIDGEVILLE

By: Joseph T. Conway
President (Bu)

Attest: _____



Dated: 6.25.04